172.0	0002	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	585,300	/	585,300
USE VALUE:	585,300	/	585,300
ASSESSED:	585,300	/	585,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROBERTSON RAYMOND J
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	41 WILBUR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROBERTSON RAYMOND J -
Owner 2:	-
Street 1:	41 WILBUR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,043 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1651 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4043.000	206,400		378,900	585,300
Total Card	0.093	206,400		378,900	585,300
Total Parcel	0.093	206,400		378,900	585,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.47 | /Parcel: 354.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113683
GIS Ref
GIS Ref
Insp Date 07/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 172.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	206,400	0	4,043.	378,900	585,300	585,300	Year End Roll	12/18/2019
2019	101	FV	179,800	0	4,043.	373,500	553,300	553,300	Year End Roll	1/3/2019
2018	101	FV	184,200	0	4,043.	286,900	471,100	471,100	Year End Roll	12/20/2017
2017	101	FV	184,200	0	4,043.	270,600	454,800	454,800	Year End Roll	1/3/2017
2016	101	FV	184,200	0	4,043.	249,000	433,200	433,200	Year End	1/4/2016
2015	101	FV	172,700	0	4,043.	232,800	405,500	405,500	Year End Roll	12/11/2014
2014	101	FV	172,700	0	4,043.	214,400	387,100	387,100	Year End Roll	12/16/2013
2013	101	FV	172,700	0	4,043.	214,400	387,100	387,100		12/13/2012

!13286!

PRINT

Date	Time
12/11/20	03:16:06

LAST REV

Date	Time
08/07/19	12:27:46

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13286

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBERTSON RAYMO	1547-66	1	7/30/2019	Convenience	1	No	No		
	613-157		1/1/1901	Family		No	No		Claire F Robertson dod 8/9/2018

USER DEFINED

Prior Id # 1:	113683
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2006	1039	Manual	1,000	C				replace 4 ft of si
7/31/2003	617	Manual	3,150	C				replace landing an
6/16/2003	465	Re-Roof	2,500	C				
9/25/2001	699	Alterati	2,600	C				REPLACE BULKHEAD

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	Inspected	PH	Patrick H
6/15/2018	MEAS&NOTICE	BS	Barbara S
12/16/2008	Meas/Inspect	197	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4043		Sq. Ft.	Site		0	70.	1.34	6									378,902						378,900	

Total AC/HA: 0.09281 | Total SF/SM: 4043 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 378,902 | Spl Credit | Total: 378,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99197996
Adj $ / SQ:	140.613
Other Features:	73250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	299159
Depreciation:	92739
Depreciated Total:	206420

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

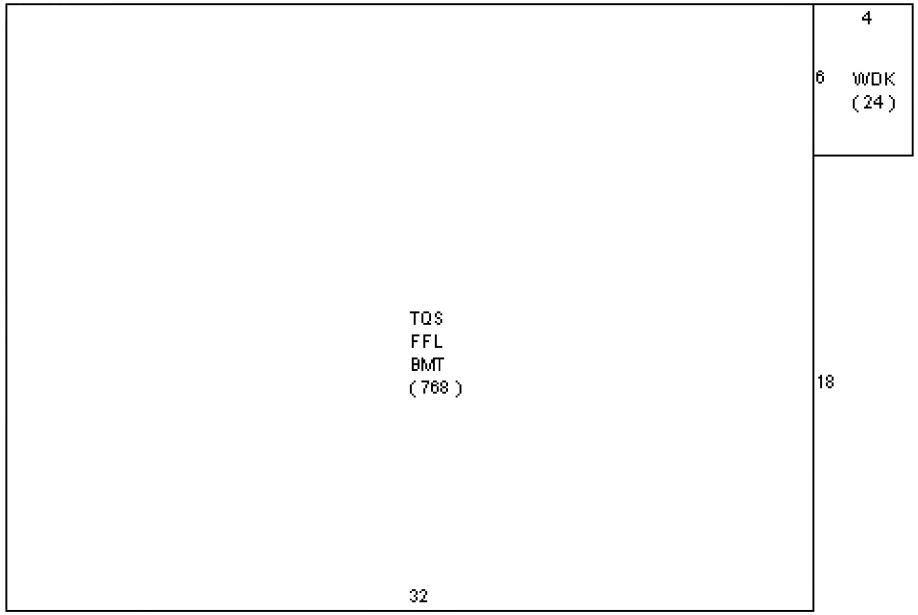
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	140.61
Special Features:	0	Val/Su Net:	96.63
Final Total:	206400	Val/Su SzAd	153.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	47.580	36,544
FFL	First Floor	768	140.610	107,991
TQS	3/4 Story	576	140.610	80,993
WDK	Deck	24	15.870	381

Net Sketched Area:	2,136	Total:	225,909
Size Ad	1344	Gross Are	2328	FinArea	1651
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 172.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	